

Item No. 2. 143 & 151 Newport Center Drive LLA – Lot Line Adjustment No. LA2012-005 (PA2012-086)
143 & 151 Newport Center Drive Council District 5

Summary: A lot line adjustment to adjust and reconfigure the boundary lines of four contiguous parcels to accommodate new site improvements and the construction of two new commercial buildings. The land area of the four parcels will be redistributed and generally taken from one parcel and added to the contiguous parcel. The parcels involved are Lots R, R-1, R-3 of Tract 6015 and Parcel 2 of LLA2012-004 (aka as a portion of existing Lot 17 of Tract No. 6015). There will be no change in the number of parcels. The parcels are located within Fashion Island Regional Shopping Center. The property is located in the PC-56 (North Newport Center) District.

Recommended

Action: 1) Conduct public hearing; and
2) Approve Lot Line Adjustment No. LA2012-005 (PA2012-086)
subject to the recommended findings and conditions.

CEQA

Compliance: The project is exempt from environmental review pursuant to Section 15315, Class 15 (Minor Land Divisions) of the Implementing Guidelines of the California Environmental Quality Act.

D) PUBLIC COMMENTS ON NON-AGENDA ITEMS

Public comments are invited on non-agenda items generally considered to be within the subject matter jurisdiction of the Zoning Administrator. Speakers must limit comments to three (3) minutes. Before speaking, we invite, but do not require, you to state your name for the record. The Zoning Administrator has the discretion to extend or shorten the speakers' time limit on non-agenda items, provided the time limit adjustment is applied equally to all speakers. As a courtesy, please turn cell phones off or set them in the silent mode.

E) ADJOURNMENT

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

Any writings or documents provided to the Zoning Administrator regarding any item on this agenda will be made available for public inspection in the office of the Planning Division located at 3300 Newport Boulevard, during normal business hours.

APPEAL PERIOD: An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.